

172.0

0004

0009.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card /
637,900 /Total Parcel
637,900

USE VALUE:

637,900 /

637,900

ASSESSED:

637,900 /

637,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LOOSIAN BRETT	
Owner 2: LOOSIAN-NORIAN KATHERINE E	
Owner 3:	

Street 1: 39 INVERNESS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LEVEILLE ROBERT P & -

Owner 2: LEVEILLE JANET A -

Street 1: 39 INVERNESS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,745 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3745		Sq. Ft.	Site		0	70.	1.42	6									372,646						372,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
101		3745.000	265,300		372,600	637,900				113987
Total Card		0.086	265,300		372,600	637,900	Entered Lot Size			GIS Ref
Total Parcel		0.086	265,300		372,600	637,900	Total Land:			GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card:	474.49	/Parcel:	474.4	Land Unit Type:			Insp Date

Total AC/HA: 0.08597 Total SF/SM: 3745 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 372,646 Spl Credit: Total: 372,600

**USER DEFINED**

Prior Id # 1:	113987
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:17:38
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	272,800	0	3,745.	372,600	645,400	645,400	Year End Roll	12/18/2019
2019	101	FV	233,800	0	3,745.	367,300	601,100	601,100	Year End Roll	1/3/2019
2018	101	FV	233,800	0	3,745.	282,100	515,900	515,900	Year End Roll	12/20/2017
2017	101	FV	233,800	0	3,745.	266,200	500,000	500,000	Year End Roll	1/3/2017
2016	101	FV	233,800	0	3,745.	244,900	478,700	478,700	Year End	1/4/2016
2015	101	FV	221,700	0	3,745.	228,900	450,600	450,600	Year End Roll	12/11/2014
2014	101	FV	221,700	0	3,745.	210,800	432,500	432,500	Year End Roll	12/16/2013
2013	101	FV	221,700	0	3,745.	210,800	432,500	432,500		12/13/2012

Parcel ID 172.0-0004-0009.0

!13316!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVEILLE ROBERT	54071-185		12/29/2009		429,500	No	No		
	12700-384		9/16/1974		33,000	No	No	N	

PAT ACCT.

13316

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1043	Wood Dec	4,000	C				
2/8/2018	146	Redo Kit	25,000	C				
6/29/2011	633	Addition	30,000					10X10 ADDITION
6/23/2011	616	Foundati	15,000					10X10 ADDITION
7/26/2010	882	Re-Roof	4,350					

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	HS	Hanne S
3/12/2012	Info Fm Prmt	BR	B Rossignol
4/27/2009	Inspected	189	PATRIOT
12/15/2008	Measured	197	PATRIOT
10/24/2000	Hearing Chag	163	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
7/26/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6 - Colonial				Full Bath: 1	Rating: Good			PDAS.								UnSketched SubAreas: FAD, BMT: 100.							
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																		
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating: Good																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: RED				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1927	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct: G13		Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:	1	6	3												
Sec Int Wall:		%		Economic:		%		Additions:															
Partition: T - Typical				Special:		%		Kitchen:															
Prim Floors: 4 - Carpet				Override:		%		Baths:															
Sec Floors: 3 - Hardwood	30%			Total:	18.6	%		Plumbing:															
Bsmnt Flr: 12 - Concrete								Electric:															
Subfloor:								Heating:															
Bsmnt Gar:								General:															
Electric: 3 - Typical								Totals	1	6	3												
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 5 - Steam																							
# Heat Sys: 1																							
% Heated: 100		% AC:																					
Solar HW: NO		Central Vac:	NO																				
% Com Wall		% Sprinkled:																					
MOBILE HOME				Make:				Model:				Serial #:				Year:		Color:					
SPEC FEATURES/YARD ITEMS																							
												PARCEL ID 172.0-0004-0009.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items:				Total Special Features:				Total:										